

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25-27		PRESCOTT ST, ARLINGTON

OWNERSHIP

Owner 1:	HORTON ERIN C & JOSHUA B			
Owner 2:				
Owner 3:				
Street 1:	25 PRESCOTT ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	BROWN WINTHROP J & -		
Owner 2:	ONG MARIA T -		
Street 1:	25 PRESCOTT STREET #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Crtry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1998, having primarily Clapboard Exterior and 2118 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	770,900			770,900
Total Card	0.000	770,900			770,900
Total Parcel	0.000	770,900			770,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		363.98	/Parcel: 363.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	757,200	0	.		757,200	757,200
2019	102	FV	662,800	0	.		662,800	662,800
2018	102	FV	603,400	0	.		603,400	603,400
2017	102	FV	541,500	0	.		541,500	541,500
2016	102	FV	541,500	0	.		541,500	541,500
2015	102	FV	519,100	0	.		519,100	519,100
2014	102	FV	494,100	0	.		494,100	494,100
2013	102	FV	494,100	0	.		494,100	494,100

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst
BROWN WINTHROP	71002-552	1	5/14/2018		815,000	No	No
BROWN WINTHROP	58339-257		1/24/2012	Convenience	100	No	No
BROWN WINTHROP	58339-255		1/24/2012	Convenience	100	No	No
SHNIDMAN NATHAN	54872-474		6/23/2010		546,000	No	No
YUNGELSON ANNA/	47967-569		8/10/2006		530,000	No	No
THEIN MIMI W	32761-495		4/30/2001		404,000	No	No
NORTH SHORE CON	29155-111		9/29/1998		327,900	No	No

BUILDING PERMITS

[illegible]**ARLINGTON**

Legal Description	
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID

063.A-0006-0002.D

Notes	Date
Year End Roll	12/18/2019
Year End Roll	1/3/2019
Year End Roll	12/20/2017
Year End Roll	1/3/2017
Year End	1/4/2016
Year End Roll	12/11/2014
Year End Roll	12/16/2013
	12/13/2012

PAT ACCT.

Verif	Notes
Y	

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

[illegible]

	Spl Credit		Total:	
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PRINT	
Date	Time
12/10/20	20:24:49
LAST REV	
Date	Time
08/03/20	09:51:00
danam	
5538	

USER DEFINED	
Prior Id # 1:	200153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



Patriot
Properties Inc.

USER DEFINED

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt:	1998
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	182 - 7142

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 9			BRs: 3			Baths: 2			HB 1		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	VG - Very Good	6.3 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	6.3 %

CALC SUMMARY

Basic \$ / SQ:	245.00
Size Adj.:	0.78328609
Const Adj.:	0.99989998
Adj \$ / SQ:	191.886
Other Features:	62500
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	822710
Depreciation:	51831
Depreciated Total:	770879

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	336.66	
Special Features:	0	Val/Su Net:	363.98	
Final Total:	770900	Val/Su SzAd	363.98	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,118	191.890	406,41
Net Sketched Area:		2,118	Total:	406,41
Size Ad	2118	Gross Are	2118	FinArea
				211

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

